

Grantee's Address: The United States of America
Commander (sr)
MLCPAC
Coast Guard Island, Bldg. 54D
Alameda, CA 94501-5100

GENERAL WARRANTY DEED

This DEED, made this 24th day of August, in the year Nineteen Hundred and Ninety-Five (1995), by William J. Robinson and Julie A. Robinson, as joint tenants, (Grantors); and THE UNITED STATES OF AMERICA and its assigns, (Grantee).

WITNESSETH, that in true consideration of the sum of Eighty Three Thousand dollars (\$83,000.00), the receipt whereof is hereby expressly acknowledged, the said William J. Robinson and Julie A. Robinson, do hereby grant and convey unto THE UNITED STATES OF AMERICA, and its assigns, in fee simple:

McCutcheon's Tract 7, as described by metes and bounds in Certificate of Survey, Document No. 365453, Records of Hill County, Montana, to-wit:

A tract of land located in the NE 1/4 NE 1/4 Section 9, Township 32 North, Range 16 East, M.P.M., described as follows:

Beginning at a point 30 feet South of the North line and 60 feet West of the East line of Section 9, Township 32 North, Range 16 East, M.P.M.; thence S0°03'E, 208 feet; thence S89°58'W, 219.88 feet; thence N0°02'W, 208 feet; thence N89°58'E, 219.82 feet, to the point of beginning.

Being a part of the land described in a Quit Claim Deed from William J. Robinson to William J. Robinson and Julie A. Robinson, dated May 2, 1989, recorded May 3, 1989, in Book 128 of Deeds. Page 721, of the Records of Hill County, Montana.

The United States Coast Guard is the Federal Agency for which the property is being acquired.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, streets, strips, gores, roads, waters, privileges, appurtenances and advantages to the same belonging, abutting, adjoining, or anywise appertaining.

SUBJECT to the following rights outstanding in third parties:

1) Terms and conditions of Right of Way easement, dated September 4, 1945, from Robert I. McCutcheon and Adeline W.E. McCutcheon, his wife, Grantors, to The Montana Power Company, a corporation, recorded March 18, 1946, in Book 49 Deeds, Page 75, as Document No. 302700, Records of Hill County, Montana, granting the right to construct, maintain, operate and remove an electric transmission system and telephone system, as surveyed and located, over, along, and across; "East 1/2 of East 1/2 Sect. 9 Twp. 32 N. Range 16 E.M.M. Line to be run West to East (or there about) near South 1/4 of above mentioned property."

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2) Terms and conditions of Right of Way Easement, dated July 2, 1971, from Adeline W. E. McCutcheon, Grantor, to The Montana Power Company, a corporation, recorded February 25, 1972, in Book 77 Miscellaneous, Page 209, as Document No. 423820, Records of Hill County, Montana, granting the right to construct, maintain, operate and remove a gas pipe line, over, under, along and across: "In the North 1/2 of the North 1/2 of Section 9 T32N R 16 E MPM running in an Easterly direction parallel to the East West Section line."

3) Terms and conditions contained in Warranty Deed, dated September 22, 1977, from Dennis Frey, a single man, Grantor, to William J. Robinson, recorded October 5, 1977, in Book 118 Deeds, Page 215, as Document No. 444090, Records of Hill County, Montana, conveying premises covered nearby, to-wit: "Reference is hereby made to those certain conditions set forth in Certificate of Subdivision Plat Approval No. 21-78-S7-216, dated September 16, 1977, covering the above described property, issued by the Department of Health and Environmental Sciences of the State of Montana and on file with the Hill County Clerk and Recorder."

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed, together with all rights, privileges, appurtenances advantages thereto belonging or appertaining unto and to the proper use and benefit of the said The United States of America and its assigns, in fee simple.

AND the said William J. Robinson and Julie A. Robinson, hereby covenant that they will warrant generally the property hereby conveyed, that they are seized of the property hereby conveyed, that they have the right to convey said land, that the said United States of America and its assigns shall quietly enjoy said land, that they have done no act to encumber said land, and that they will execute such other and further assurances of said land as may be requisite.

WITNESS the hands and seals of the said Grantors.

ATTEST:

William J. Robinson
(SEAL)

Julie A. Robinson
(SEAL)

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STATE OF MONTANA, TO WIT:

I HEREBY CERTIFY, that on this 24th day of August 1995,
before the subscriber, a Notary Public of the State of Montana,
in and for the County aforesaid, personally appeared William J. Robinson
and Julie A. Robinson the above named Grantors and acknowledged the
aforegoing deed to be their respective act.

AS WITNESS my hand and Notarial Seal.



Pamela L. Kinzel
Notary Public
Residing at Havre, MT

My Commission Expires: 12-01-98

513026

FILED FOR RECORD AUG. 24 A.D. 19 95 AT 2:45 O'CLOCK P.M.,
AND RECORDED IN BOOK 134 OF DEEDS ON PAGE 238 RECORDS OF
HILL COUNTY, MONTANA
D.E. HELLEM COUNTY RECORDER Carolyn Patuck DEPUTY
FEE: \$ 18.00 CHG ✓
HILL COUNTY TITLE CO., HAVRE, MONTANA